

Minutes

Santee City Council Community Development Commission Santee Public Financing Authority

**Council Chambers
10601 Magnolia Avenue
Santee, California**

April 27, 2005

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:05 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair John W. Minto and Council/Commission/Authority Members Jack E. Dale, Brian W. Jones and Hal Ryan.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Doug Williford, City/Commission/Authority Attorney Shawn Hagerty, Assistant to the City Manager Kathy Valverde, Finance Director/Treasurer Tim McDermott, Director of Community Services John Coates, Assistant to the Executive Director Pamela White, Fire Division Chief Mike Rottenberg, Director of Human Resources Jodene Dunphy, Santee Sheriff's Station Captain Greg Reynolds, City Engineer Cary Stewart, City Clerk/City Commission Secretary Linda Troyan and Deputy City Clerk/Deputy Commission Secretary Patsy.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/Deputy Commission Secretary.)

The **INVOCATION** was given by Father Mike Cunnane of Guardian Angels Catholic Church and the **PLEDGE OF ALLEGIANCE** was led by Raymond Provo, West Hills High School Senior.

INTRODUCTION OF SPECIAL GUESTS: Mayor Voepel announced that in conjunction with the City municipal elections, the City sponsors an Essay Contest for the local high school juniors and seniors. The winners receive college scholarship money and are also invited to "shadow" a member of the City's executive team for a day. Today was the Shadow Day and so in attendance tonight, and now sitting at the dais with the Council Members are: Alison Conners, who shadowed City Manager Till; Raymond Provo who observed Fire Division Chief Rottenberg; and Samantha Harrod who worked with Finance Director McDermott.

PROCLAMATIONS: Municipal Clerks Week, May 1 – 7

Mayor Voepel presented the Proclamation to City Clerk Troyan and thanked her for a job well done throughout the year. City Clerk Troyan announced that Deputy City Clerk Bell had received her Certified Municipal Clerk [CMC] designation and presented her with the CMC pin. Mayor Voepel presented her with a Certificate of Commendation, a City Cross pen and a dozen pink roses, and congratulated her on attaining the CMC designation.

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

Council Member Dale requested Item 1G be pulled for discussion. Council Member Jones requested Item 1H be pulled for discussion. City Clerk Troyan noted a speaker slip had been submitted for Item 1H and noted a revised report for Item 1H had been distributed.

1. CONSENT CALENDAR:

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda. (Approved)
- (B) Approval of Meeting Minutes: (Approved)
Santee City Council 4-13-05 Regular Meeting
Community Development Commission 4-13-05 Regular Meeting
Santee Public Financing Authority 4-13-05 Regular Meeting
- (C) Approval of Payment of Demands as presented. (Approved)
- (D) Approval of the Expenditure of \$40,989.15 to Pay for March 2005 Legal Services. (Approved)
- (E) Second Reading and Adoption of an Ordinance of the City Council of the City of Santee, Amending Santee Municipal Code Section 3.40 Relating to the Public Facilities Benefit Fee Program, Section 15.56 Relating to the Drainage Fee Program, Section 16.26 Relating to the Traffic Signal Fee Program and Section 16.52 Relating to the Bridge and Major Thoroughfare Fee Program. (ORD 449)
- (F) Adoption of a Resolution Authorizing the Submission of Three FY 2005-2006 Transportation Development Act/Transnet Bicycle and Pedestrian Facilities Grant Applications and direction for staff to include the Projects in the CIP Budget upon Approval of Grants. (Reso 21-2005)

ACTION: On motion of Council Member Dale, seconded by Council Member Jones, the Agenda and Consent Calendar were approved as amended with all voting aye.

Pulled from Consent

(G) Appropriation of Funds and Authorization of Professional Services Agreement to Merrick Corporation for Citywide Aerial Photography.

Council Member Dale requested clarification on the purpose of the pictures. Council Member Ryan requested staff look into the possibility of selling the photos on the City's website.

ACTION: On motion of Council Member Dale, seconded by Vice Mayor Minto, the City Manager was authorized to execute an agreement NTE \$20,000 with Merrick Corporation and the funds were appropriated with all voting aye.

Pulled from Consent

(H) Adoption of a Resolution Approving Immediate Demolition of Vacant Buildings on City Property for the Forester Creek Project (CIP 2002-21), Waiving the Notice for Bids to Let Contracts, and Authorizing the City Manager to Execute the Agreement(s) for demolition. (Reso 22-2005)

Council Member Jones suggested staff look into adding into the bid process the option of selling parts of the buildings to salvage companies rather than paying to demolish them.

PUBLIC SPEAKERS: James Couslby spoke in favor of the item.

City Attorney Hagerty noted for the record that this item will require a 4/5 vote to be approved.

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Dale, the Resolution 1) declaring an emergency; 2) finding that immediate demolition of the structures is required to prevent or mitigate the loss or impairment of life, health, property, or essential public services, and in order to safeguard life, health or property without compliance with the competitive bidding requirements of the Public Contract Code; and 3) authorizing the City Manager to enter into an agreement(s) with contractor(s) to demolish the structures was adopted with all voting aye.

2. PUBLIC HEARINGS: None

3. ORDINANCES (First Reading): None

4. CITY COUNCIL REPORTS: None

5. CONTINUED BUSINESS:

(A) Town Center Community Park Development Update. (Continued from March 9, 2005)

City Manager Till introduced the item and provided background information. Director of Community Services Coates provided additional information as previously requested by Council utilizing a PowerPoint presentation. Council Member Ryan expressed a desire to have a large entertainment venue so that the City does not outgrow it right away. Discussion occurred regarding the hotel aspect, the funding source, and the need to establish a timeline regarding the full process.

MOTION: After lengthy Council discussion, Council Member Jones proposed that Council make the policy decision tonight, or at the next meeting, to chose the public-private partnership for the wagon wheel/sports complex, and direct staff to bring back a more finalized plan to the meeting following the decision for a Council vote. Vice Mayor Minto seconded the motion.

AMENDED MOTION: At the advice of the City Attorney, Council Member Jones and Vice Mayor Minto agreed to split the motion. The motion on the floor is to make the policy decision to choose the public-private partnership for the wagon wheel/sports complex.

Although all Council Members expressed a desire to move forward on the project, there were still questions and options that needed further exploring. The majority of those questions related to the "wagon wheel sports complex." Some of the issues included:

- What's the City's vision? Does the Master Plan need to be modified?
- Should the activity in the wagon wheel sports complex be primarily adult sports? Primarily tournament play or league play? Percentage of outside leagues vs. Santee and/or City leagues?
- Is there current funding available to update other City park facilities? Specifically the decomposed granite "DG" practice baseball fields?
- Can construction on the soccer fields begin immediately while discussion continues on the sports complex?
- Can the proceeds/earnings from the sports complex project be ere-marked for maintenance and upgrades at other City parks?
- Is it reasonable to charge citizens to watch league games at the sports complex when they are not charged at the other fields?
- Is there another type of revenue vehicle to help support the parks? (ie: establishing a business on Cuyamaca)
- Should the indoor arena soccer field(s) be included in the sports complex or not?
- Obtain feedback from the other cities that currently have a similar private sports complex setup.
- Provide maintenance costs per acre for fields.

MOTION WITHDRAWN: After further discussion, Council Member Jones withdrew has motion and Vice Mayor Minto withdrew his second.

ACTION: On motion of Council Member Jones, seconded by Vice Mayor Minto, staff was directed to bring back further information resulting from tonight's discussion for an active Council vote at the next meeting with all voting aye, except Council Members Dale and Ryan who voted no.

6. **NEW BUSINESS:** None

7. **COMMUNICATION FROM THE PUBLIC:** None

8. **CITY MANAGER REPORTS:** None

9. **COMMUNITY DEVELOPMENT COMMISSION:**
(Note: Minutes appear as Item 1B)

10. **SANTEE PUBLIC FINANCING AUTHORITY:**
(Note: Minutes appear as Item 1B)

11. **CITY ATTORNEY REPORTS:** None

Council Members recessed at 9:20 p.m. and convened in Closed Session at 9:30 p.m. with all Members present.

12. **CLOSED SESSION:**

(A) **CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code § 54957.6)**
Agency Designated Representative: Mayor
Unrepresented Employee: City Clerk

(B) **CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code § 54957.6)**
Agency Designated Representative: City Manager
Employee Organization: Santee Firefighters' Association

(C) **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
(Gov. Code section 54956.8)
Properties: 10335 Mission Gorge Rd, Assessor's Parcel Nos. 384-091-01,
13 and 14; Assessor's Parcel Nos. 383-112-05 and 383-112-28.
Agency Negotiator: City Manager
Negotiating Party: Santee School District

Under Negotiation: Price and Terms of Payment

At 10:30 p.m. Council Member Ryan returned to the dais and announced his disqualification on Item 12(C) due to a conflict of interest.

Members reconvened in Open Session at 10:58 p.m. with all members present except Council Member Ryan who was absent. Mayor Voepel reported that for Item 12A the City Clerk received a 3.7% raise effective immediately, a report was received for Item 12B, and direction was given to staff regarding Item 12(C).

13. ADJOURNMENT:

There being no further business, the meeting was at 11:00 p.m.

Date Approved: May 11, 2005

/s/Linda A. Troyan
Linda A. Troyan, Commission Secretary
and for Authority Secretary Keith Till